



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-25
APPLICANT: Sereta Wilson
DATE: September 11, 2014
LOCATION: 10400 E. State Highway 9
WARD: 5
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Proposed Dog Boarding Facility

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a special use for a Veterinary Clinic/Hospital to include a Dog Boarding Facility. This property is currently zoned A-2, Rural Agricultural District, and rezoning will not be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, September 25, 2014 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

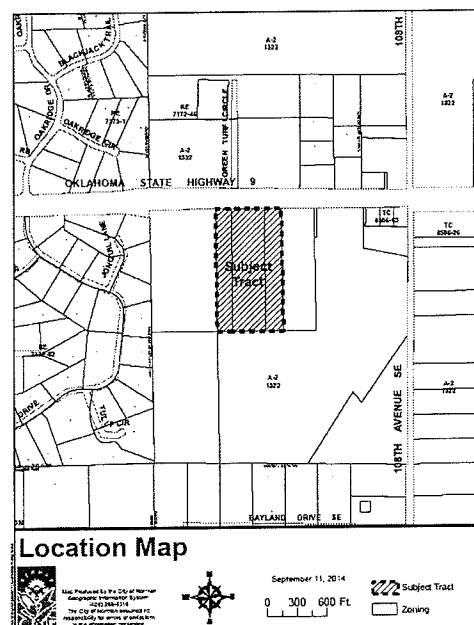
This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 9, 2014 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sereta Wilson, (405) 613-7083 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for

Pre-Development Informational Meeting

Case No. PD 14-29

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER

Sereta Wilson

ADDRESS

10400 E. state Hwy 9
Norman OK 73026

EMAIL ADDRESS

sereta.wilson@yahoo.com

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

Sereta Wilson 405 613 7083
BEST TIME TO CALL: anytime☐ Concurrent Planning Commission review requested and application submitted with this application.A proposal for development on a parcel of land, generally located 10400 E. state Hwy 9 Normanand containing approximately 20 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Dog Boarding Facility max capacity 40 dogs. Approximate
Building Size 2000' sq

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
- ☐ Land Use
- ☐ Transportation
- ☐ Rezoning to _____ District(s)
- ☒ Special Use for Vet Clinic (hospital)
- ☐ Preliminary Plat _____ (Plat Name)
- ☐ Norman Rural Certificate of Survey (COS)
- ☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
- ☒ Radius Map
- ☒ Certified Ownership List
- ☒ Written description of project
- ☒ Preliminary Development Map
- ☐ Greenbelt Enhancement Statement
- ☒ Filing fee of \$125.00

Current Zoning: A-2Current Plan Designation: CountrysideConcurrent Planning
Commission Review
Requested: ☒

Received on:

9-8-14
at 9:30 a.m./p.m.by mtOFFICE
USE ONLY

Annie's Ruff House

Location 10400 E. State Highway 9 Norman, Ok 73026

Project Description: Preliminary plans to build a 2000 square foot facility that will be used to board dogs. There will be approximately 20 animal enclosures, 3 indoor play areas, and a small front lobby/office. The building will be located at the front portion of the property, off set from the road more than 150' (from center line), off set from East and West property lines by more than 50'. The building will be built similar to the current house, and the trees/landscaping will blend with the current structures on the property.

Preliminary plans are to use Morton Building Company to build the structure. They have experience building this type of facility.

OAKRIDGE CIR

ESTATE HWY 9 HWY

GREENTURE CIR

ESTATE HWY 9 HWY

ESTATE HWY 9 HWY

SE 108TH AVE SE

SE 108TH AVE SE

MORNING GLORY DR

TULIP CIR

← proposed Build site
Not to scale

← 2600 sq ft house - my residence
← 50 X 60 Barn.

↑
↑
↑
We own all three properties